

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
May 9, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: A. Sarra, W. Davison, M. Weimer, G. Petit, P. Saucier, J. Bartiss-Earley, D. Thompson

STAFF PRESENT: G. Daigle

ALTERNATES PRESENT: W. Ricci, A. Chapman

ABSENT: None

I. ROLL CALL

All members are present.

II. PUBLIC HEARING

1. **PZ 03/17 #012 – Six Mile Holdings, LLC – Special Exception – Propose an educational Facility as part of site plan in accordance with section 2.02A 10.10 (Public Hearing must close by June 13th, 2017, decision required by August 17, 2017)**

There were no residents present, J. Bartiss-Earley closed the public hearing.

III. UNFINISHED BUSINESS

1. **PZ 03/17 #008 – Six Mile Holdings, LLC. – Site Plan – Propose to build two (2) 8,000 sf buildings and associated parking – 35 Robert Jackson Way (MBL 41-C-12) in a Restricted Industrial Zone (Decision required by August 17, 2017)**

A motion was made by: G. Petit to approve application number PZ 03/17 #008 for Six Mile Holdings LLC for a site plan for the construction of two (2), 8,000 sf buildings and associated drainage, parking and landscaping as shown on map titled "Proposed Site Plan 35 Robert Jackson Way, Plainville Connecticut" dated March 28, 2017 and revised to April 5, 2017 for 35 Robert Jackson Way MBL 41-C-12.

Seconded by: W. Davison

Modifications:

1. Striping needs to be included on site plan for pedestrians from the handicap parking spot to the building.
2. The buildings need to be named A&B for emergency response purposes.

All in Favor 7 to 0

Motion Passes

2. **PZ 03/17 #012 – Six Mile Holdings, LLC – Special Exception – Propose an educational Facility as part of site plan in accordance with section 2.02A 10.10**

A motion was made by: M. Weimer to approve application number PZ 03/17 #012 for Six Mile Holdings LLC for a special exception for an educational use in a RI zone for property located at 35 Robert Jackson Way MBL 41-C-12.

Seconded by: P. Saucier

All in Favor 6 to 0

D. Thompson requeues himself

Motion Passes

IV. NEW BUSINESS

1. **PZ 04/17 #013 – Anthony’s Service Station – Site Plan Modification – Propose realignment of parking for expanded retail/convenience store to include nine (9) spaces and one (1) handicapped space – 136 East Main Street (MBL 24-K-05) in a General Commercial Zone (Decision required by July 13th, 2017)**

A motion was made by: D. Thompson to approve application number PZ 04/17 #013 for Anthony’s Automotive, requesting a site plan modification for the realignment of 10 parking spaces in support of the conversion of two garage bays into retail/convenience store space as shown on map titled "Parking Realignment 136 East Main Street, Plainville, Connecticut" dated April 11, 2017 for 136 East Main Street MBL 24-K-5.

Seconded by: P. Saucier

Modifications:

1. If the applicant is planning on offering air services that must be listed on the plan.
2. The handicap ramp shall be located adjacent to the striping for the handicapped space

All in Favor 7 to 0

Motion Passes

Planning and Zoning Commission Minutes 5-9-17

2. PZ 04/17 #014 – Robin Bernier – Accessory Apartment – 21 Overlook Drive in an R-20 Zone

Staff has reviewed the proposal submitted by Mrs. Bernier. This is a simple application with no additions or site plan revisions, there is sufficient parking, both in the front and rear of the lot. Staff has asked the commission to remind the applicant that prior to receiving a building permit, a declaration must be filed on the land records. Staff will prepare the declaration for the applicant in the event of approval. An aerial photo and floor plan has been provided. According to the accessors records, Mrs. Berners home is 1424 square feet, however, an appraisal was conducted on her home stating the finished, livable area, as 1993.6 square feet. The accessory apartment would be 495 square feet or 24.8% of the total area, under the maximum of 30% allowed by your regulations.

A motion was made by: D. Thompson to approve application PZ 04/17 #014 for Robin Bernier, Accessory apartment at 21 Overlook Drive in a R-20 Zone.

Seconded by: P. Saucier

Modifications: Declaration needs to be filed for land records.

All in Favor 7 to 0

Motion Passes

3. PZ 04/17 #015 – Michael Wisz – Accessory Apartment – 3 Tyler Farms Road in an R-20 Zone

Staff has reviewed the proposal submitted by Mr. Wisz. It was determined after the submission of the application that Mr. Wisz would require a Wetland Permit for construction in an Upland Review Area, Mr. Wisz will have appeared at the IWWC Meeting on May 3rd for a determination of significance. The PZC is unable to act on this item until after Mr. Wisz receives approval from the IWWC. The soonest the PZC can take action is June 13th meeting. Staff recommends you table your discussion until your June meeting.

A motion was made by: P. Saucier to table the application until the June meeting to allow Inland / Wetlands to give their final approval.

Seconded by: G. Petit

All in Favor 7 to 0

Motion Passes

4. PZ 04/17 #016 – Bernard Pellegrino (AMERCO Real estate/U-Haul) – Special Exception – Propose oversized detached sign – 10 New Britain Avenue (MBL 23-O-03) in a GI/GC Zone (Public Hearing must open by July 13th, 2017, Staff recommends June 13th, 2017)

A motion was made by: G. Petit to schedule a public hearing on Tuesday, June 13, 2017.

Seconded by: D. Thompson

All in Favor 7 to 0

Motion Passes

5. **PZ 04/17 #017 – Andrea Wasley – Site Plan – Propose two new building, one of 5,000 sqft and one of 4,875 sqft and associated parking – (MBL 28-E-10) in a CC Zone (Decision required by July 13th, 2017)**

While the site is located within the APA, Staff has communicated with the applicant regarding this and the applicant believes that they are able to meet the qualifications for a non-regulated use. The applicant will discuss this with the commission.

Per your regulations, the funeral home and reception hall would require 47 & 48 parking spaces respectively, it is stated on the site plan that the two buildings are not to be used at the same time, staff believes that the applicant has a reasonable request to only require the most stringent parking standards for one building, as the parking will satisfy both uses independently.

The Commission expressed concern with use of the parking lot. Mrs. Wasley stated that staff will be present to direct and aid vehicle movement within the lot.

A motion was made by: A. Sarra to approve application 04/17 #017 – Andrea Wasley – Site Plan – Propose two new building, one of 5,000 sqft and one of 4,875 sqft and associated parking – (MBL 28-E-10) in a CC Zone.

Seconded by: P. Saucier

All in Favor 6 to 1 W. Davison Opposes

Motion Passes

V. BILLS AND COMMUNICATIONS

Zoning Practice Issue 4 Historic Preservation

VI. MINUTES

A motion was made by: D. Thompson to approve the Regular Meeting Minutes of April 11, 2017 with one change. M. Weimer was not present at the meeting.

Seconded by: G. Petit

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

Town Planner

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:40 pm by: D. Thompson

Seconded by: W. Davison

Vote: 7-0 in favor

Meeting adjourned at 8:40 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary